



Chicago Metropolitan
Agency for Planning

March 15, 2018

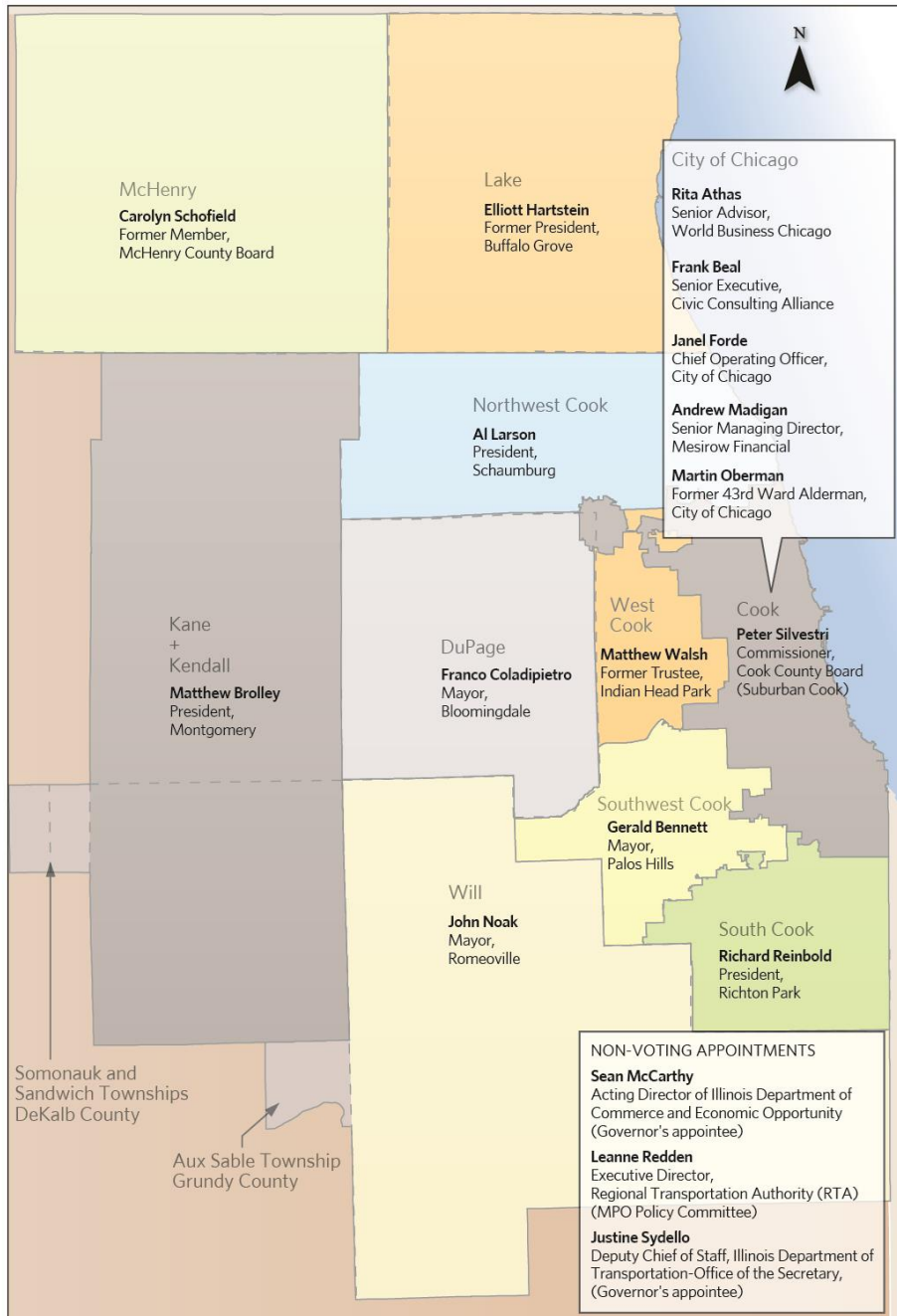
Pre-Bid Information Session

Request for Proposals (RFP) No. 184:

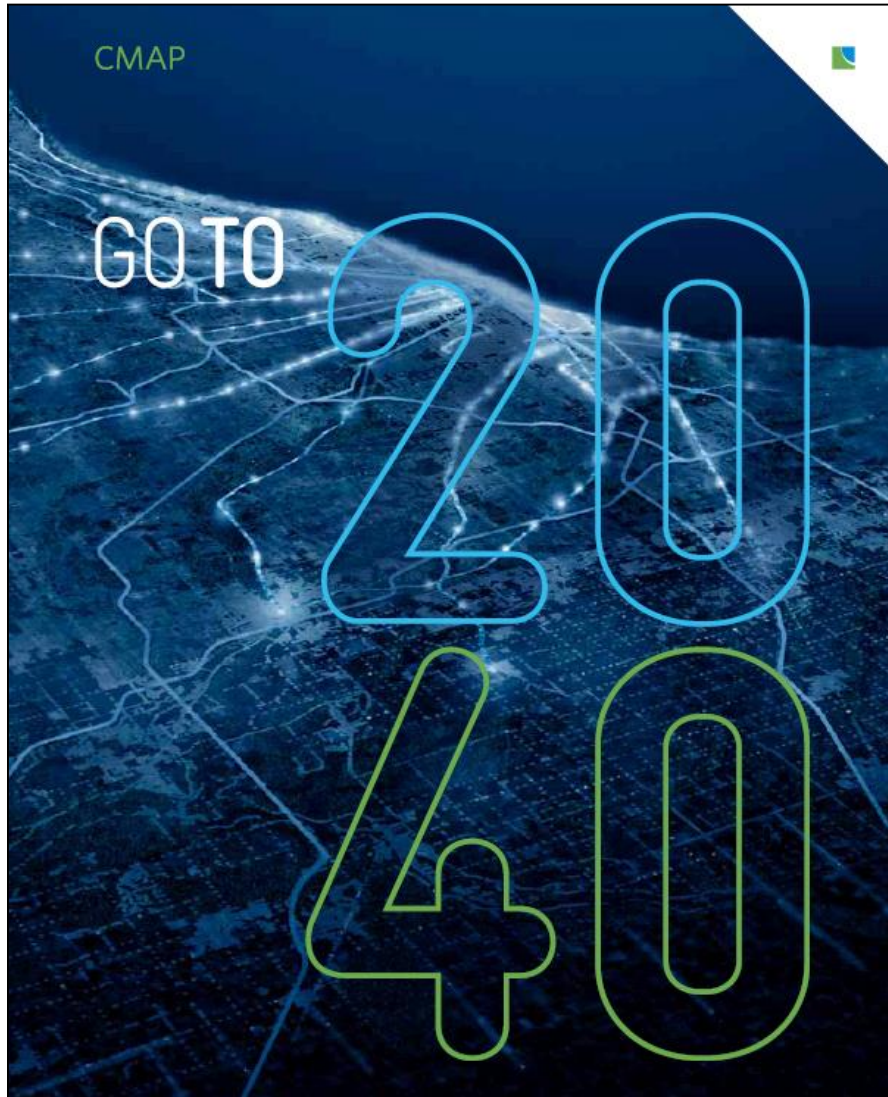
Comprehensive Plan for Beecher

BACKGROUND: CMAP

- Formed by state law in 2005 to integrate planning for transportation and land use
- Seven-county area, geographically representative Board



GO TO 2040 COMPREHENSIVE REGIONAL PLAN



- Comprehensive, long-range plan for Chicago metropolitan area
- Adopted by the CMAP Board in October 2010
- Forms the basis for all of CMAP's work
- Currently developing ON TO 2050

LOCAL TECHNICAL ASSISTANCE (LTA) PROGRAM

- **Purpose is to implement the GO TO 2040 Plan through direct assistance to communities**
- **Approximately 170 projects initiated, 135 projects completed, 40 ongoing, with more under development and consideration**
- **Most projects are led by CMAP staff; some include assistance from outside contractors for some or all project elements**

PROJECT BACKGROUND

- The Village of Beecher has an estimated population of 4,532 residents and 1,682 households.
- It is located on the old Chicago and Eastern Illinois Railroad and the Dixie Highway in the southeastern part of Will County, near the Indiana state line.
- The Village's last full Comprehensive Plan was adopted in 1996 and is therefore in need of an update.



VILLAGE OF BEECHER, ILLINOIS

ZONING DISTRICT MAP

ZONING DISTRICTS

RESIDENTIAL

- AG-1 AGRICULTURE
- R-E RESIDENTIAL ESTATE (20,000 S.F.)
- R-1 SINGLE FAMILY (10,000 S.F.)
- R-1A SINGLE FAMILY (8,100 S.F.)
- R-2 TWO FAMILY (7,500 S.F.)
- R-3 GENERAL RESIDENCE (7,500 S.F.)
- O-S OPEN SPACE

BUSINESS

- B-1 HISTORIC DOWNTOWN BUSINESS
- B-2 LOCAL BUSINESS
- B-3 GENERAL BUSINESS
- *** PLANNED DEVELOPMENT

INDUSTRIAL

- I-1 LIMITED INDUSTRIAL
- O-R OFFICE RESEARCH

NOTE: ZONING DISTRICT SPECIAL USE WHERE INDICATED.

THIS IS TO CERTIFY THAT THIS OFFICIAL ZONING ORDINANCE MAP SUPERSEDES AND REPLACES THE OFFICIAL ZONING MAP ADOPTED JUNE 22, 1992 AS PROVIDED BY SECTION 6 OF THE AMENDATORY ZONING ORDINANCE OF THE VILLAGE OF BEECHER, ILLINOIS DATED JUNE 22, 1992 AND CERTIFIED BY THE SIGNATURES OF PRESIDENT AND CLERK OF THE VILLAGE.

PAUL LOHMAN, VILLAGE PRESIDENT

JANET CORNER, VILLAGE CLERK

DATE

SHEET 1 OF 11 - ZONING



Baxter & Woodman
 Crystal Lake, Illinois 815.429.1200
 Aurora, Illinois 708.479.0200
 Burlington, Wisconsin 800.763.7634
 Oakbrook, Illinois 815.787.5111
 Orem, Utah 801.225.0300
 Phoenix, Arizona 602.777.1875
 Rock, Illinois 815.820.7425
 Rock, Illinois 815.820.7425
 Chicago, Illinois 312.370.0000

Consulting Engineers



0 600 1200 1800 2400

PROJECT BACKGROUND

- The new Comprehensive Plan should build on the Village's past implementation successes, provide an updated vision, and identify opportunities for long-range development. Overall, the Village expects the new Comprehensive Plan to:

- | | |
|--|--|
| <ul style="list-style-type: none">• Provide an opportunity to coordinate with nearby communities and local partners• Actively engage Beecher residents in the development and implementation of the plan• Examine existing land use plans and integrate transportation | <ul style="list-style-type: none">• Create a new vision and implementation strategy for parks and recreation• Evaluate the redevelopment potential of the Old Downtown area• Guide future development to help diversify the Village's tax-base |
|--|--|

KEY TOPIC AREAS

- **Regional Planning**

- Address opportunities related to CSX Crete Logistics and Intermodal Center, Great Lakes Basin Railway, Illiana Expressway, and the South Suburban Airport.

- **Community Outreach**

- Conduct targeted outreach with nearby partners and jurisdictions to develop a shared vision for adjoining areas and long-term coordination.
- Execute an innovative outreach approach to engage the Village's youth and growing Latino populations.

KEY TOPIC AREAS (cont.)

- **Housing Mix**
 - Identify opportunities to create new housing options to accommodate a variety of age brackets.
 - Evaluate the potential for higher density residential development in the Old Downtown area, particularly along Gould Street.
- **Community Capacity**
 - Improve the built environment and explore ways to make Beecher an attractive place to live, work, and play.
 - Identify model practices and existing resources to help Village officials make the most of their new Comprehensive Plan.

KEY TOPIC AREAS (cont.)

- **Economic Development**

- Diversify the Village's tax base by attracting new and diverse businesses that serve different areas of the community.
- Explore mixed-use retail opportunities in the Old Downtown Area along Gould Street.
- Evaluate the potential of the Village's industrial areas.

- **Zoning and Subdivision Ordinance**

- Revisit and reaffirm the Village Zoning and Subdivision Ordinances and identify potential changes to regulations and guidelines impacting key areas.

KEY TOPIC AREAS (cont.)

- **Natural Environment**

- Include strategies to preserve existing natural areas, parks, floodplains, manage stormwater, and protect the water quality of local streams.
- Include recommendations for recreational amenities and programming, especially as part of future redevelopment.

- **Future Transportation Improvements**

- Identify recommendations for improving the transportation circulation, attracting new developments, and strengthening the image and appearance of its corridors.
- Include recommendations for road enhancements that are tied to regional significant projects planned or underway.

SELECTION PROCESS: RFP 184 – Village of Beecher Comprehensive Plan

Purpose is to select a contractor to work with Beecher in creating a new Comprehensive Plan.

- **March 30, 2018:** Submissions due 3:00 pm
- **Early April, 2018:** Interviews with finalists
- **Early May 2018:** Decision and start of negotiations with selected firm leading to Contract

PROPOSAL CONTENTS

- 1. Identify the Consultant team that will be involved in this project. Include a narrative describing the team's combined qualifications and strengths. Clearly identify the project manager, specify the role of subcontractors and describe the team's structure for leadership, support and accountability.**
- 2. Provide a narrative proposal of the approach and techniques the applicant will use to complete the entire scope of services.**
 - Refer to the discussion of individual tasks in Section 2 of this RFP to identify specific components of each task that CMAP expects to be delineated in the proposal.**

PROPOSAL CONTENTS

3. Provide at least three examples of similar work, including client, date, approximate cost, and references.

4. Complete “Price Proposal Form” (Attachment 1) with hourly rates, titles, and expected hours for relevant staff, and estimated expenses. Also acknowledge receipt of any addenda.

5. Submit other required forms

- **“Certificate Regarding Workers’ Compensation Insurance” (Attachment 2)**
- **“Information to be provided by Bidder” (Attachment 3)**
- **“Certification for Contracts, Grants, Loans, and Cooperative Agreements” (Attachment 4)**

SUBMITTAL REQUIREMENTS

SAM REGISTRATION

- All prospective contractors must be registered with the **System for Award Management (SAM)** before CMAP can accept your RFP response.

<https://www.sam.gov/portal/SAM/#1#1>



SUBMITTAL REQUIREMENTS

PRICE PROPOSAL FORM REQUIREMENTS

- Staff levels are expected to remain consistent with the Price Proposal Form-this includes title, rates (fully loaded) and hours
- Staff substitutions or additions require a request for concurrence from CMAP prior to working on the project
- CMAP expects that the replacement staff member will have similar experience and credentials

This applies to both the primary firm and any subcontractors!

SUBMITTAL REQUIREMENTS

PRICE PROPOSAL FORM REQUIREMENTS

- Expenses (travel, printing, commodities)
 - The following costs are not allowed: food (unless associated with travel costs for individuals from outside the region), alcohol.

This applies to both the primary firm and any subcontractors!

SUBMITTAL REQUIREMENTS

- **Submit no later than 3:00 p.m., March 30, 2018**
 - Three (3) paper copies of all proposals
AND
 - One (1) electronic version in pdf format
- **Address:**

Chicago Metropolitan Agency for Planning
Attn: Procurement Officer
Response to RFP No. 184
233 S. Wacker Drive, Suite 800
Chicago, IL 60606

OTHER ELEMENTS OF THIS RFP

- **Provision of Options**

- In addition to the core proposal, the contractor may also submit up to two (2) optional elements. Each option must include a clear scope, deliverables, and cost.
- Following completion of the Comprehensive Plan, the contractor may be retained to assist with plan implementation. This will occur at CMAP's discretion (in consultation with the Village) and will be decided after plan completion.

Questions?



Questions about RFP 184 can be directed to:

Penny Dubernat
Procurement Officer
CMAP

PDubernat@cmmap.illinois.gov